

710 EAST SAN AUGUSTINE

DEER PARK, TEXAS 77536

Minutes

of

A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DECEMBER 18, 2017 AT 7:00 P.M. ON THE REQUEST FROM SANWOOD INVESTMENTS FOR A SPECIFIC USE PERMIT TO CONSTRUCT A 400,000 SQUARE FOOT BULK WAREHOUSE AT 4600 UNDERWOOD ROAD, WITH THE FOLLOWING MEMBERS PRESENT:

DON TIPPIT
RAY BALUSEK
DOUG COX
STAN GARRETT

VICE CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

SHANNON BENNETT
LARRY BROTHERTON

CITY SECRETARY
BUILDING OFFICIAL

1. NOTICE OF PUBLIC HEARING - The public hearing was opened by the City Secretary reading the Notice of Public Hearing. (Exhibit A)
2. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK IN FAVOR OF THE REQUEST - Chairman Garrett opened the hearing for those persons desiring to speak in favor of the request.
 - a. Randy Stockwell, 4913 College Park, commented, "This is another project we have in Deer Park. It is on a piece of property on Underwood, right behind the Food Town Grocery Store and right across from the best restaurant in La Porte. The land is zoned M1-Light Industrial, which is what this building requires, so this is not a zoning issue. For the bulk warehouse classification, it gives us a parking ratio of one car for every 2500 square feet of storage area. There will still be 260 parking spaces for the sight to meet code requirements. There will not be any storage of hazardous materials because the section of the road is for nonhazardous material transport. The zoning ordinance says we have to get a Specific Use Permit for this bulk warehouse classification and that is what we are here applying for."

Chairman Garrett asked, "Is this strictly for bulk warehouse?"

Mr. Stockwell answered, "Yes."

Commissioner Balusek asked, "When do you anticipate building this warehouse?"

Mr. Stockwell answered, "I am hoping to get started in March. We actually have it 90% sold after it is completed. I know this Specific Use Permit takes a while, so I started on it before we signed the contract on it."

3. HEARING OPENED FOR THOSE PERSONS DESIRING TO SPEAK AGAINST THE REQUEST – Vice Chairman Tippit opened the hearing for those persons desiring to speak against the request. No one spoke.
4. HEARING CLOSED – Vice Chairman Tippit closed the public hearing at 7:03 p.m.

ATTEST:

APPROVED:

Shannon Bennett, TRMC
City Secretary

Don Tippit, Vice Chairman
Planning & Zoning Commission